

Matraville Public Domain Implementation Plan

Tract

Part 4 of Matraville Public Domain Master Plan

Prepared by Tract for Randwick City Council

Tract acknowledges that Aboriginal and Torres Strait Islander peoples are the First Australians of this land, and the Bidjigal and Gadigal people who traditionally occupied the land we now call Randwick City.

**Matraville Public Domain
Implementation Plan**

Prepared for Randwick City Council

Project Number
221-0019-00-U-01-RP04

Revision (see below)
04

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Revisions

Rev	Issued	Details	Prepared By	Reviewed By	Project Principal
1	16/08/22	Implementation Plan Rev 01	SP	YX	YX
2	17/10/22	Implementation Plan Rev 02	SP	YX	YX
3	2/11/22	Implementation Plan Rev 03	SP	YX	YX
4	3/11/22	Implementation Plan Rev 04	SP	YX	YX

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1 Staging Approach

We understand that in some areas of the public domain, a staged incremental approach may be necessary. It allows for practical and effective steps to be taken in the immediate short-term, with restructuring and long-term investment to achieve the vision.

Three levels and/or stages of design and development are proposed for Matraville public domain, which are:

SMALL

Base Concept: practical actions, short-term investment, improvements and upgrades

MEDIUM

Balanced Concept: feasible actions, mid-term investment, value adds

LARGE

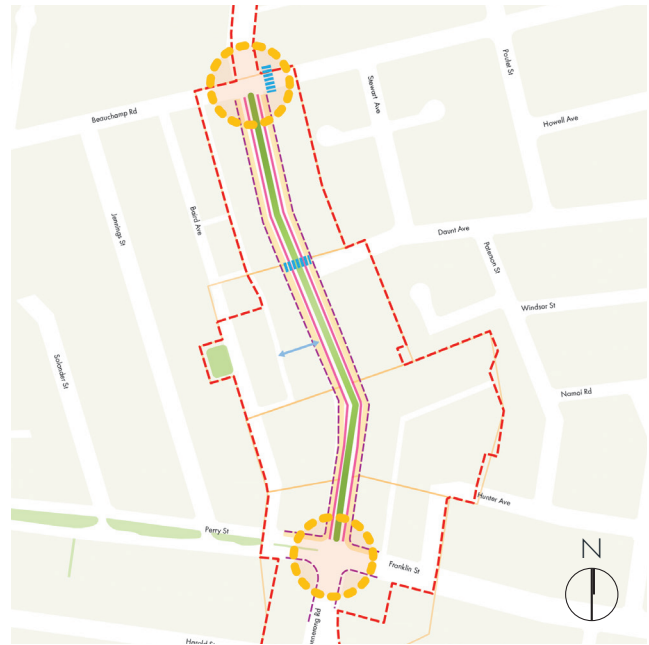
Vision Concept: bold actions, longer-term investment, re-structuring

This approach has been supported by Council whilst developing the Plan, although recommendation and support are for implementing the LARGE - Long Term Vision concept as soon as practicable.

For the purpose of this Plan and its supporting documents, the focus is on developing the MEDIUM concept. However the SMALL, MEDIUM and LARGE steps are outlined indicatively in this section, with the detailed staging scopes elaborated and compared in the following section.

Note, the LARGE - Long Term Vision concepts of Bunnerong Road reconfiguration at different locations are also explored, plans and sections are included in the Appendix of Part 3- Matraville Public Domain Master Plan Report.)

Short-Term (0-5 years)



Improve median strip planting with native and low water use species, increase tree canopy coverage

Upgrade sub-standard paving, street furniture and access ramps where necessary

Addition of gateway art and lighting at either end of Bunnerong Rd

Upgrade of existing playground equipment and activation of Baird ave car park with a temporary program

Additional pedestrian crossings where missing

Commence process to reduce speed through Town Centre to 40kmph

Work with local business owners to Improve street frontage façades and signage

Undertake surveys, modelling, relevant studies and identify further approvals needed for road cross section reconfiguration in preparation for medium term implementation.

LEGEND

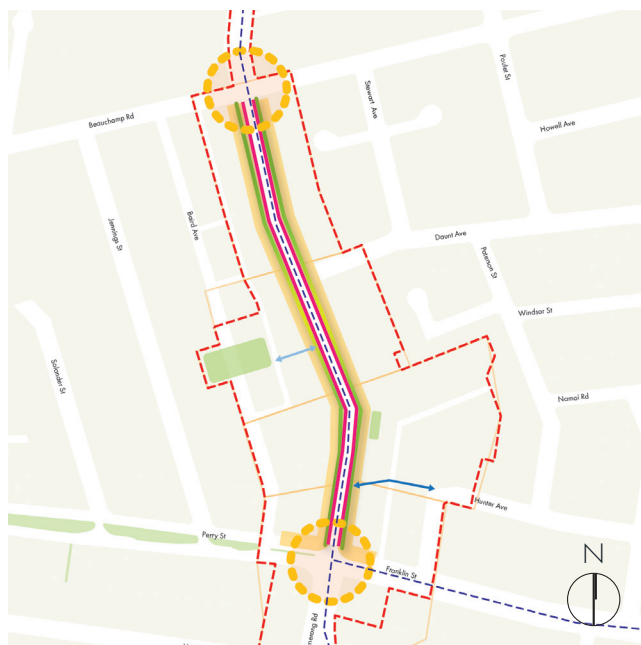
--- Study Boundary

- Improved Street Planting
- Paving Upgrade
- Baird ave playground upgrade
- Pedestrian Crossings
- Planning for proposed 40kmph zone
- Street facade
- Gateway
- Plan for Matraville Arcade Upgrade

Summary Concept Only: Further detail to be found in following chapter



Medium-Term (5-10 years)



Restructuring of Bunnerong Rd - including removal of median, continuous planting and addition of planting bulb outs at regular intervals down Bunnerong Rd.

New paving of widened footpaths along Bunnerong Rd, with additional street furniture

Additional lighting at key places and gateways along Bunnerong Rd

Development of Baird Avenue Car park with a new community facility and improved link to playground and arcade.

Expanded plaza in front of St Agnes Church & School

New through site link connecting between Bunnerong Rd and Hunter Ave

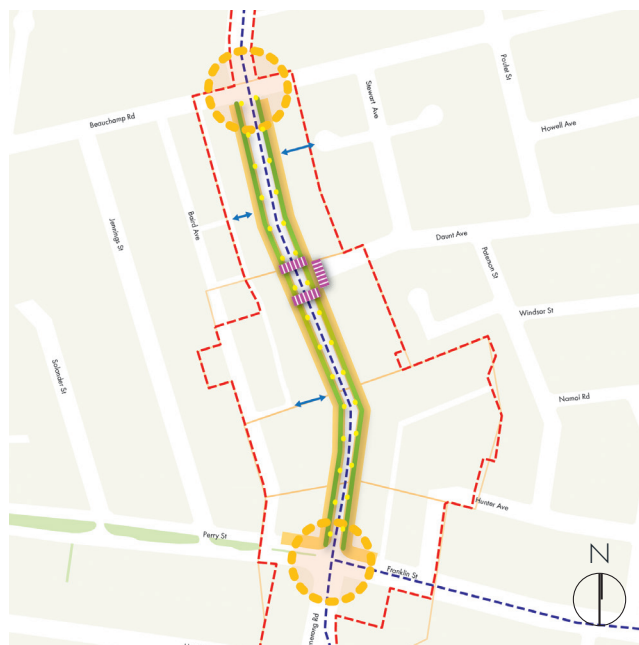
Potential cycle zone down each side of Bunnerong Rd and a vehicle speed reduction

Continue working with local businesses to continue facade upgrades and removal of outdated signage

Underground power-lines around key places



Long-Term Vision (20 years)



Restructure of Bunnerong Rd to 2 traffic lanes (one lane each way) and 2 parking lanes, allowing for new street tree planting

New paving along Bunnerong Rd with upgraded streets scape and street furniture

New public art at gateways and key places along Bunnerong Rd, that reflect Matravilles identity

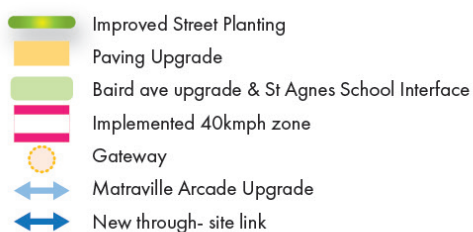
New smart lighting poles along Bunnerong Rd and catenary lighting at gateways

Widen footpaths and upgrade plazas along bunnerong road to create additional space around intersections

Convert signalised crossings at Bunnerong Rd/Daunt Ave to raised intersection

New separated cycleway lane along Bunnerong Rd

Gateway and central spine sign-age and treatment along Bunnerong Rd to give pedestrian priority.

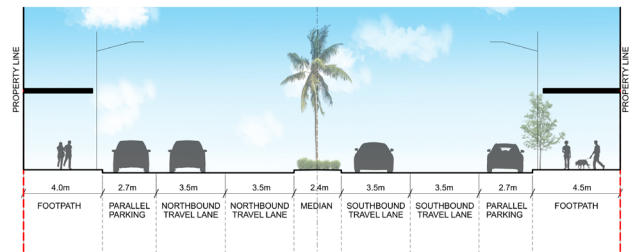


Concept Only: Final design subject to technical design considerations, detailed investigation of services and relevant approvals

2 Bunnerong Road Staging



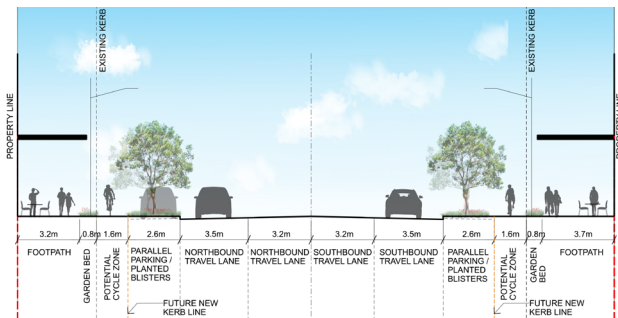
Short-Term (0-5 years)



- Improve median strip planting areas with native and low water use plants and increase tree canopy coverage with new street tree planting in existing locations with sufficient grow space
- Upgrade sub-standard paving, street furniture and access ramps where necessary
- Commence process to reduce speed through Town Centre to 40kmph
- Consider temporary closure of street parking with parklet furniture



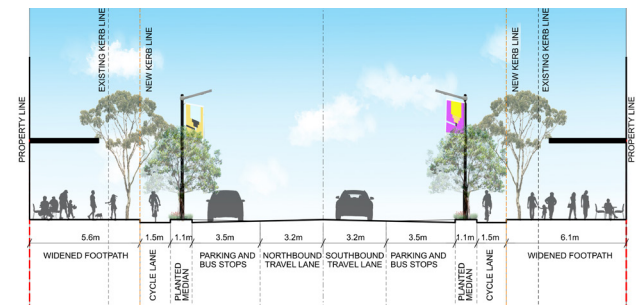
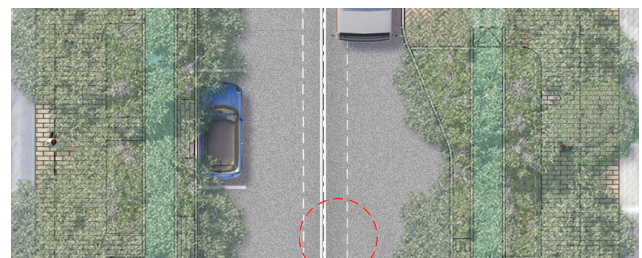
Medium-Term (5-10 years)



- Re-structure of Bunnerong Rd to include removal of median and planting blisters in key sites such as adjacent to St Agnes School, cafes, restaurants, Matraville Arcade and bulb outs at regular intervals throughout the Town Centre to achieve continuous streetscape of tree planting
- New paving with widened footpaths along Bunnerong Rd
- Potential 1.6m wide cycle zone on widened footpath at each side of Bunnerong Rd
- Reduce speed to 40kmph through the Town Centre



Long-Term Vision (20 years)



- Restructure of Bunnerong Rd to 2 traffic lanes (one lane each way) and 2 parking lanes, allowing for new street tree planting zones
- New paving with widened footpaths along Bunnerong Rd
- New smart poles with banners along Bunnerong Rd
- New separated cycle lane along Bunnerong Road

3 Short-Term Implementation (0-5 Years)

	Northern Gateway	Village Precinct	Community Precinct	Southern Gateway
Key Moves				
1 Street Tree & Vegetation Planting	Improve median strip planting areas with native and low water use plants and increase tree canopy coverage with new street tree planting in existing locations with sufficient grow space			
	e.g. eastern side of Bunnerong Road	e.g. on Daunt Avenue New planting in the median		e.g. on eastern side of Bunnerong Road
2 Paving	Upgrade sub-standard paving and access ramps where necessary			
	-	Daunt Avenue upgrades as per Key Place #2	-	-
3 Street Furniture	Repair and maintain damaged street furniture where necessary			
	-	Consider temporary closure of street parking with parklet furniture	-	-
4 Public Art	Commission gateway art, such as a First Nations mural on the Fire Station corner	-	-	Commission gateway sculpture for the wider areas of footpath on the south-west and north-east corners of intersection
5 Lighting	Consider temporary lighting installations to mark Gateway	Additional pedestrian lighting at Matraville Arcade and around Baird Avenue car park/playground	-	Consider temporary lighting installations to mark Gateway
6 Civic Plazas + Community Facilities	-	Activate Baird Ave car park with temporary programming to improve night time economy	Improve plaza area on Bunnerong Rd outside St Agnes' Catholic Church & School	Reinforce plaza area on SW corner of intersection & implement community garden on corner of Bunnerong Rd/Harold St
7 Play Spaces	-	Upgrade existing playground equipment on Baird Ave	-	-
8 Pedestrian Crossings	Additional pedestrian crossing across Beauchamp Road opposite Fire Station	Additional pedestrian crossing across Bunnerong Road, north of Daunt Avenue	-	-
9 Pedestrian Connections	-	Plan for upgrades to Matraville Arcade, connecting Baird Avenue car park to Bunnerong Road	-	-
10 Cycle Infrastructure	-	New bike racks outside Woolworths	-	New bike racks at Southern Gateway near bus stop
11 Traffic Calming	Commence process to reduce speed of Bunnerong Road through Town Centre to 40kph			
12 Built Form	Work with business owners to encourage facade upgrades & removal of outdated signage			
		Formal approach to Baird Ave access arcade at 496 Bunnerong Rd		
13 Planning & Approvals	Council to undertake traffic modelling/relevant studies/identify further approvals needed for road cross section reconfiguration, prepare for under-grounding of power, and prepare business case for future major updates. DCP plans to be updated to align with PDMP principles.			

HEFFRON PARK

RHODES ST RESERVE

NORTHERN GATEWAY

VILLAGE PRECINCT

COMMUNITY PRECINCT

SOUTHERN GATEWAY

Matraville PDMP Short-term
Implementation Plan (0-5 years)

-  Pedestrian Connection
-  Outdoor Dining
-  Proposed Pedestrian Crossing
-  New Playground
-  Gateway

4 Medium-Term Implementation (5-10 Years)

	Northern Gateway	Village Precinct	Community Precinct	Southern Gateway
Key Moves				
1 Street Tree & Vegetation Planting	Re-structure of Bunnerong Rd to include removal of median and planting bulb outs and new garden beds at key sites such as St Agnes School frontage, adjacent to cafes, restaurants, Matraville Arcade and bulb outs at regular intervals throughout the Town Centre to achieve increased street tree planting			
	-	Baird Ave Park redevelopment to include new street tree planting and vegetation	New through site link between Bunnerong Rd and Hunter Ave (see #9) to include new street tree planting and vegetation	-
2 Paving	New paving with widened footpaths along Bunnerong Rd			
	-	New paving at Baird Ave Precinct (see #6)	New paving at the new through site link (see #9)	-
3 Street Furniture	New street furniture, consider temporary closure of street parking with parklet furniture			
4 Public Art	-	Integrate elements of art that evoke identity of Matraville into new Baird Ave Precinct (see #6)	Integrate elements of art that evoke identity of Matraville into the expanded plaza in front of St Agnes Catholic School and the new through site link (see #6 & 9)	-
5 Lighting	Consider temporary lighting installations to mark Gateway	New Lighting at Baird Ave Precinct (see #6)	New lighting at the expanded plaza area in front of St Agnes' School and the new through site link (see #6 & 9)	Consider temporary lighting installations to mark Gateway
6 Civic Plazas + Community Facilities	-	Develop Baird Ave car park per DCP with community facility, new plaza and underground/undercroft car park	Expand plaza area in front of St Agnes' Catholic Church and School	-
7 Play Spaces	-	Baird Avenue to be resurfaced with shared street to link playground to new Baird Ave Precinct		-
8 Pedestrian Crossings	-	-	-	-
9 Pedestrian Connections	-	Link new public space at Baird Ave through Matraville Arcade	New through site link to south of existing service station to connect between Bunnerong Rd and Hunter Ave	-
10 Cycle Infrastructure	Potential 1.6m wide cycle zone on the widened footpath at each side of Bunnerong Rd			
	-	New bike racks at Baird Ave Village Plaza	New bike racks at the new through site link (see #9)	-
11 Traffic Calming	Reduce speed to 40kmph through the Town Centre			
	Gateway signage and treatment to encourage pedestrian activity			Gateway signage and treatment to encourage pedestrian activity
12 Built Form	Continue working with business owners to encourage facade upgrades & removal of outdated signage			
13 Infrastructure	Underground powerlines			

HEFFRON PARK

RHODES ST RESERVE

NORTHERN GATEWAY

VILLAGE PRECINCT

COMMUNITY PRECINCT

SOUTHERN GATEWAY

Matraville PDMP Medium-term
Implementation Plan (5-10 years)

- Pedestrian Connection
- Outdoor Dining
- Proposed Public Space
- Potential Separated Cycleway
- Pedestrian Crossing
- Playground
- Gateway



5 Long-Term Implementation (20 Year Vision)

	Northern Gateway	Village Precinct	Community Precinct	Southern Gateway
Key Moves				
1	Street Tree & Vegetation Planting	Restructure of Bunnerong Rd to 2 traffic lanes and 2 parking lanes, allowing for new street tree planting zones		
2	Paving	New paving with widened footpaths along Bunnerong Rd		
		+ New paving on Daunt Ave		+ new paving on Franklin St to Barwon park
3	Street Furniture	Upgraded streetscape along Bunnerong Rd with new street furniture		
				Upgraded Franklin St with new street furniture
4	Public Art	Northern Gateway upgrade to incorporate public art	Integrate elemets of art that evoke identity of Matraville into precinct	Integrate elemets of art that evoke identity of Matraville into precinct
				Southern Gateway upgrade to incorporate public art
5	Lighting	New smart poles with banners along Bunnerong Rd		
		New catenary lighting at Gateway		New catenary lighting at Gateway
6	Civic Plazas + Community Facilities	Widened footpath to create additional public space around intersection	-	Restructuring of Bunnerong Rd to include upgrade of plaza area outside St Agnes School.
			Potential community use at Hunter Ave car park	Widened footpath to create additional public space around intersection
7	Play Spaces	completed in Medium-Term Implementation		
8	Pedestrian Crossings		Convert signalised intersection at Bunnerong Rd/ Daunt Ave to raised intersection	
9	Pedestrian Connections	-	New through site links where possible, e.g. east-west connections from back streets to Bunnerong Rd	-
10	Cycle Infrastructure	New separated cycle lane along Bunnerong Road (refer 2. Bunnerong Road Staging - Long Term Vision)		
				+ Franklin St east to Barwon Park
11	Traffic Calming	Gateway Spine signage and treatment to encourage high pedestrian activity	Central Spine signage and treatment to give pedestrian priority	Central Spine signage and treatment to give pedestrian priority
				Gateway Spine signage and treatment to encourage high pedestrian activity
12	Built Form	Continue working with business owners to encourage facade upgrades & removal of oudated signage		
13	Infrastructure	Accommodate provisions for future BRT network in line with South East Sydney Transport Strategy		



RHODES ST RESERVE

HEFFRON PARK

NORTHERN GATEWAY

VILLAGE PRECINCT

COMMUNITY PRECINCT

SOUTHERN GATEWAY

Matraville PDMP Long-term
Implementation Plan (20 years)

- Town Centre
- High Pedestrian Priority Low Speed
- High Pedestrian Priority
- State/Regional Road
- Pedestrian connection
- Outdoor Dining Zones
- Proposed Public Space
- Pedestrian Crossing
- New Playground
- Gateway
- Proposed separated cycleway

6 Estimate of Probable Costs

Exclusions and Assumptions:

The following **Opinion of Probable Cost** is based on composite rates and indicative quantities in order to give a scope to which the rates apply. Contingency amounts have been included to allow for the design development of each precinct, builders margins and miscellaneous items not costed.

Excavation and demolition

Saw-cutting and demolition including kerbs and gutters, road and pedestrian pavements, garden beds and tree pits.

Kerb and Gutters

Insitu concrete kerb and gutters Including pedestrian ramps, vehicle crossings.

Public Domain Paving

Pedestrian pavements and vehicle crossings. Compacted sub-grade, concrete slabs for pre-cast concrete paving including new service lid adjustments and tactile indicators.

Storm-water and drainage

Drainage inlet pits and pipes for new kerb alignments, WSUD and subsoil drainage.

Underground power lines

Relocation of overhead power-lines underground including new connections to private properties.

Garden beds and WSUD including planting

Soil mix, mulching and planting

Street Trees

Tree pits with structural soil, advanced trees min size 200 litre, 400 litre for deciduous trees.

Art Installations, heritage interpretation

Paving inlays, sculptures, interpretive signage.

Lighting and electrical

Additional street lighting to meet light level standards for public realm. Electrical supply as required.

Street furniture

Bench seats, bins, bike racks, signs and sign posts and drinking fountains

In lane bus stop

New paving, excludes bus shelter

Signalised intersection upgrade

Addition leg of intersection including traffic signalization poles and infrastructure (road crossing).

New road pavement where median removed

Full depth road pavement

Re-sheeting of road surface

Mill and re-sheet road pavement.

Signs and line marking for roadway and cycleway

Traffic signs and line marking

Maintenance

Assumes 12 months

Key Place 5: Baird Avenue Village Precinct

Community Centre & underground car park

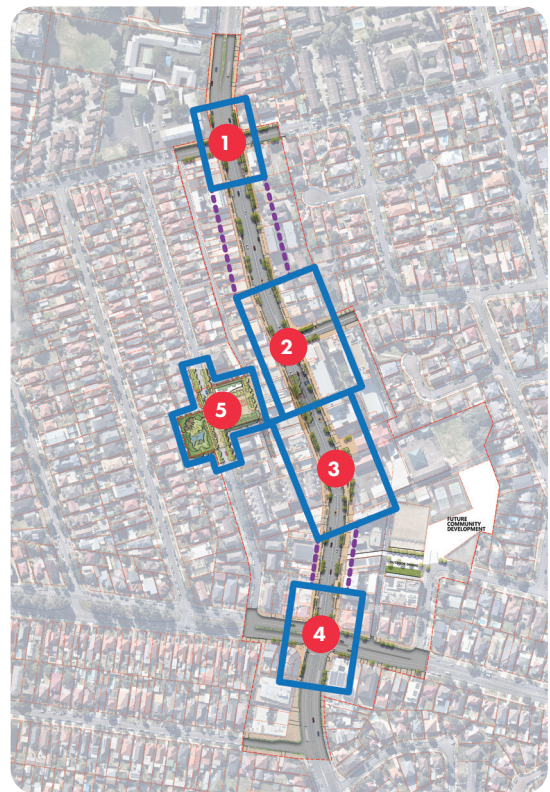
Assumes Community Centre floor space of 300m² and underground parking of 1000m².

Exclusions from costing

1. Contamination Assessment and re-mediation
2. Topographic survey for detailed design
3. Geotechnical testing
4. Soil testing and amelioration
5. Archaeological Assessment, interpretation and recording
6. Trunk services , sewer, water, fire , telecommunications
7. Electrical substations and distribution systems
8. Escalation of costs
9. Ongoing maintenances costs beyond Defects Liability Period

These Estimates are divided into the following precincts:

- **Key Place 1:** Northern Gateway, intersection of Beauchamp Rd - Bunnerong Rd
- *Bunnerong Rd between Key Place 1 and Key place 2*
- **Key Place 2:** Bunnerong Rd Shopping Strip & Daunt Ave Intersection
- **Key Place 3:** Bunnerong Road - School Interface
- *Bunnerong Rd between Key Place 3 and Key place 4*
- **Key Place 4:** Southern Gateway, intersection of Franklin St / Perry St - Bunnerong Rd
- **Key Place 5:** Baird Avenue Village Precinct



SUMMARY

KEY PLACE 1: NORTHERN GATEWAY - Intersection of Beauchamp Rd - Bunnerong Rd		
Key Place 1 Total Estimated End Costs excl. GST	\$	2,984,157.00
Bunnerong Rd between Key Place 1 and Key place 2		
Key Place 1 Total Estimated End Costs excl. GST	\$	2,933,589.00
KEY PLACE 2: Bunnerong Rd Shopping Strip & Daunt Ave Intersection		
Key Place 2 Total Estimated End Costs excl. GST	\$	4,081,170.42
KEY PLACE 3: Bunnerong Rd School interface		
Key Place 3 Total Estimated End Costs excl. GST	\$	5,270,424.00
Bunnerong Rd between Key Place 3 and Key place 4		
Key Place 4 Total Estimated End Costs excl. GST	\$	1,777,491.00
KEY PLACE 4: SOUTHERN GATEWAY - Intersection of Franklin St/Perry St - Bunnerong Rd		
Key Place 4 Total Estimated End Costs excl. GST	\$	3,429,078.00
KEY PLACE 5: Baird Avenue Village Precinct		
Key Place 5 Total Estimated End Costs excl. GST	\$	7,796,244.00
END TOTAL COSTS	\$	28,272,153.42



6.1 Key Place 1: Northern Gateway

KEY PLACE 1: NORTHERN GATEWAY - Intersection of Beauchamp Rd - Bunnerong Rd						
Code	Description	Quantity	Unit	Rate		Total
1	Excavation and demolition	1080	m2	\$	70	\$ 75,600.00
2	Kerb and gutters	250	m	\$	300	\$ 75,000.00
3	Public Domain Paving	750	m2	\$	370	\$ 277,500.00
4	Stormwater and drainage	1	m	\$	120,000	\$ 120,000.00
5	Underground powerlines	8	item	\$	90,000	\$ 720,000.00
6	Garden beds including planting	330	m2	\$	120	\$ 39,600.00
7	Street Trees	30	item	\$	2,200	\$ 66,000.00
8	Art Installations , heritage interpretation	1	item	\$	60,000	\$ 60,000.00
9	Gateway lighting and electrical	1	item	\$	200,000	\$ 200,000.00
10	Street furniture	1	item	\$	150,000	\$ 150,000.00
11	In lane bus stop	30	m2	\$	370	\$ 11,100.00
12	Signalised intersection upgrade	1	item	\$	250,000	\$ 250,000.00
13	New road pavement where median is removed	50	m2	\$	250	\$ 12,500.00
14	Resheeting of road surface	1600	m2	\$	120	\$ 192,000.00
15	Signs and linemarking for roadway and cycleway	1	m	\$	40,000	\$ 40,000.00
16	Maintenance	1	item	\$	24,000	\$ 24,000.00
Key Place 1: Northern Gateway Sub total						\$ 2,313,300.00
1	Construction contingency 12%				\$	277,596.00
2	Design Contingency 10%				\$	231,330.00
3	Fees 7%				\$	161,931.00
Contingency subtotal						\$ 670,857.00
Precinct 1 Total Estimated End Costs excl. GST						\$ 2,984,157.00

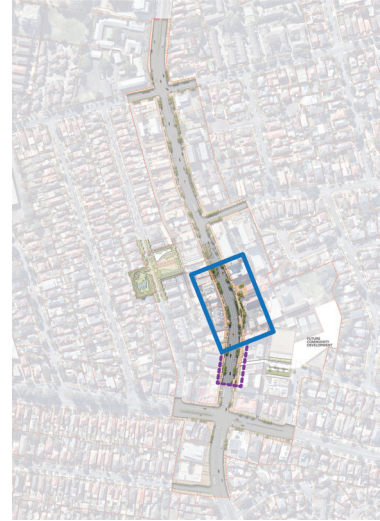
Bunnerong Rd between Key Place 1 and Key place 2						
Code	Description	Quantity	Unit	\$/m2		Total
1	Excavation and demolition	1700	m2	\$	70	\$ 119,000.00
2	Kerb and gutters	260	m	\$	300	\$ 78,000.00
3	Public Domain Paving	1200	m2	\$	370	\$ 444,000.00
4	Stormwater and drainage	1	m	\$	120,000	\$ 120,000.00
5	Underground powerlines	7	item	\$	90,000	\$ 630,000.00
6	Garden beds including planting	250	m2	\$	120	\$ 30,000.00
7	Street Trees	44	item	\$	2,200	\$ 96,800.00
8	Art Installations , heritage interpretation	1	item	\$	60,000	\$ 60,000.00
9	Lighting and electrical	1	item	\$	200,000	\$ 200,000.00
10	Street furniture	1	item	\$	150,000	\$ 150,000.00
11	In lane bus stop	0	m2	\$	-	\$ -
12	Signalised intersection upgrade	0	item	\$	-	\$ -
13	New road pavement where median removed	270	m2	\$	250	\$ 67,500.00
14	Resheeting of road surface	1800	m2	\$	120	\$ 216,000.00
15	Signs and linemarking for roadway and cycleway	1	m	\$	40,000	\$ 40,000.00
16	Maintenance	1	item	\$	24,000	\$ 24,000.00
Bunnerong Rd between Key Place 1 and Key Place 2 Sub total						\$ 2,275,300.00
1	Construction contingency 12%				\$	273,036.00
2	Design Contingency 10%				\$	227,530.00
3	Fees 7%				\$	159,271.00
Contingency subtotal						\$ 659,837.00
Bunnerong Rd between Key Place 1 and Key place 2 Estimated End Costs excl. GST						\$ 2,935,137.00



6.2 Key Place 2: Bunnerong Rd & Daunt Ave Intersection

KEY PLACE 2: Bunnerong Rd & Daunt Ave Intersection

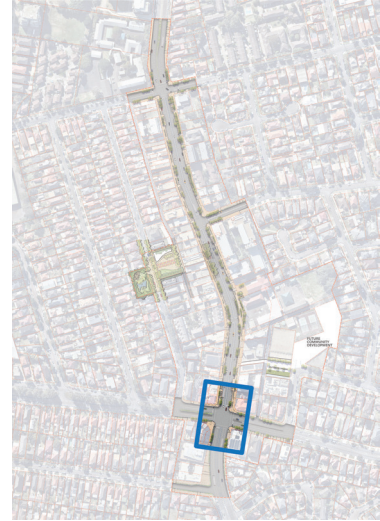
Code	Description	Quantity	Unit	\$/m2	Total
1	Excavation and demolition	2300	m2	\$ 70	\$ 161,000.00
2	Kerb and gutters	380	m	\$ 300	\$ 113,898.00
3	Public Domain Paving	1700	m	\$ 370	\$ 629,000.00
4	Stormwater and drainage	1	m	\$ 120,000	\$ 120,000.00
5	Underground powerlines	10	item	\$ 90,000	\$ 900,000.00
6	Garden beds including planting	340	m2	\$ 120	\$ 40,800.00
7	Street Trees	47	item	\$ 2,200	\$ 103,400.00
8	Art Installations , heritage interpretation	1	item	\$ 60,000	\$ 60,000.00
9	Gateway lighting and electrical	1	item	\$ 200,000	\$ 200,000.00
10	Street furniture	1	item	\$ 150,000	\$ 150,000.00
11	In lane bus stop	30	m2	\$ 370	\$ 11,100.00
12	Signalised intersection upgrade	1	item	\$ 250,000	\$ 250,000.00
13	New road pavement where median removed	290	m2	\$ 250	\$ 72,500.00
14	Resheeting of road surface	2400	m2	\$ 120	\$ 288,000.00
15	Signs and linemarking for roadway and cycleway	1	m	\$ 40,000	\$ 40,000.00
16	Maintenance	1	item	\$ 24,000	\$ 24,000.00
Key Place 2: Bunnerong Rd and Daunt Ave Sub total					\$ 3,163,698.00
1	Construction contingency 12%			\$	379,643.76
2	Design Contingency 10%			\$	316,369.80
3	Fees 7%			\$	221,458.86
Contingency subtotal					\$ 917,472.42
Precinct 2 Total Estimated End Costs excl. GST					\$ 4,081,170.42



6.3 Key Place 3: Bunnerong Road - School Interface

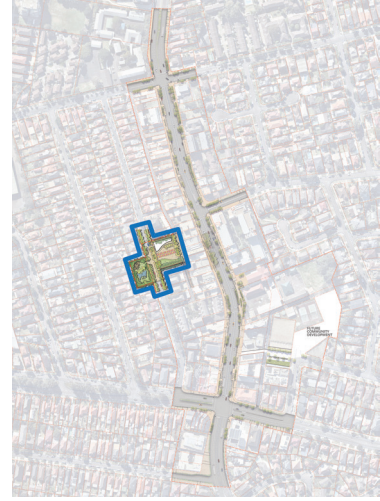
KEY PLACE 3: Bunnerong Rd School interface						
Code	Description	Quantity	Unit	\$/m2		Total
1	Excavation and demolition	3200	m2	\$	70	\$ 224,000.00
2	Kerb and gutters	287	m	\$	300	\$ 86,100.00
3	Public Domain Paving	1650	m2	\$	370	\$ 610,500.00
4	Stormwater and drainage	1	m2	\$	120,000	\$ 120,000.00
5	Underground powerlines	14	no.	\$	90,000	\$ 1,260,000.00
6	Garden beds including planting	520	m2	\$	120	\$ 62,400.00
7	Street Trees	70	item	\$	2,200	\$ 154,000.00
8	Art Installations , heritage interpretation	1	item	\$	60,000	\$ 60,000.00
9	Gateway lighting and electrical	1	item	\$	200,000	\$ 200,000.00
10	Street furniture	5	item	\$	150,000	\$ 750,000.00
11	In lane bus stop	0	m2	\$	-	\$ -
12	Signalised intersection upgrade	0	item	\$	-	\$ -
13	New road pavement where median removed	980	m2	\$	250	\$ 245,000.00
14	Resheeting of road surface	2080	m2	\$	120	\$ 249,600.00
15	Signs and linemarking for roadway and cycleway	1	m	\$	40,000	\$ 40,000.00
16	Maintenance	1	item	\$	24,000	\$ 24,000.00
Key Place 3: Northern Gateway Sub total						\$ 4,085,600.00
1	Construction contingency 12%				\$	490,272.00
2	Design Contingency 10%				\$	408,560.00
3	Fees 7%				\$	285,992.00
Contingency subtotal						\$ 1,184,824.00
Precinct 3 Total Estimated End Costs excl. GST						\$ 5,270,424.00
Bunnerong Rd between Key Place 3 and Key place 4						
Code	Description	Quantity	Unit	\$/m2		Total
1	Excavation and demolition	920	m2	\$	70	\$ 64,400.00
2	Kerb and gutters	140	m	\$	300	\$ 42,000.00
3	Public Domain Paving	620	m2	\$	370	\$ 229,400.00
4	Stormwater and drainage	1	m2	\$	120,000	\$ 120,000.00
5	Underground powerlines	5	item	\$	90,000	\$ 450,000.00
6	Garden beds including planting	140	m2	\$	120	\$ 16,800.00
7	Street Trees	17	item	\$	2,200	\$ 37,400.00
8	Art Installations , heritage interpretation	0	item	\$	60,000	\$ -
9	Gateway lighting and electrical	1	item	\$	200,000	\$ 200,000.00
10	Street furniture	0	item	\$	150,000	\$ -
11	In lane bus stop	0	m2	\$	370	\$ -
12	Signalised intersection upgrade	0	item	\$	250,000	\$ -
13	New road pavement where median removed	150	m2	\$	250	\$ 37,500.00
14	Resheeting of road surface	970	m2	\$	120	\$ 116,400.00
15	Signs and linemarking for roadway and cycleway	1	item	\$	40,000	\$ 40,000.00
16	Maintenance	1	item	\$	24,000	\$ 24,000.00
Bunnerong Rd between Key Place 1 and Key Place 2 Sub total						\$ 1,377,900.00
1	Construction contingency 12%				\$	165,348.00
2	Design Contingency 10%				\$	137,790.00
3	Fees 7%				\$	96,453.00
Contingency subtotal						\$ 399,591.00
Bunnerong Rd between Key Place 1 and Key place 2 Estimated End Costs excl. GST						\$ 1,777,491.00

6.4 Key Place 4: Southern Gateway



KEY PLACE 4: SOUTHERN GATEWAY - Intersection of Franklin St/Perry St - Bunnerong Rd

Code	Description	Quantity	Unit	\$/m2	Total
1	Excavation and demolition	1420	m2	\$ 70	\$ 99,400.00
2	Kerb and gutters	400	m	\$ 300	\$ 120,000.00
3	Public Domain Paving	1100	m2	\$ 370	\$ 407,000.00
4	Stormwater and drainage	1	m2	\$ 120,000	\$ 120,000.00
5	Underground powerlines	12	item	\$ 90,000	\$ 1,080,000.00
6	Garden beds including planting	220	m2	\$ 120	\$ 26,400.00
7	Street Trees	29	item	\$ 2,200	\$ 63,800.00
8	Art Installations , heritage interpretation	1	item	\$ 60,000	\$ 60,000.00
9	Gateway lighting and electrical	1	item	\$ 200,000	\$ 200,000.00
10	Street furniture	0	item	\$ 150,000	\$ -
11	In lane bus stop	30	m2	\$ 370	\$ 11,100.00
12	Signalised intersection upgrade	0	item	\$ 250,000	\$ -
13	New road pavement where median removed	90	m2	\$ 250	\$ 22,500.00
14	Resheeting of road surface	3200	m2	\$ 120	\$ 384,000.00
15	Signs and linemarking for roadway and cycleway	1	m	\$ 40,000	\$ 40,000.00
16	Maintenance	1	item	\$ 24,000	\$ 24,000.00
Southern Gateway Sub total					\$ 2,658,200.00
1	Construction contingency 12%			\$	318,984.00
2	Design Contingency 10%			\$	265,820.00
3	Fees 7%			\$	186,074.00
Contingency subtotal					\$ 770,878.00
KEY PLACE 4 Estimated End Costs excl. GST					\$ 3,429,078.00



6.5 Key Place 5: Baird Avenue Village Precinct

KEY PLACE 5: Baird Avenue Village Precinct

Code	Description	Quantity	Unit	\$/m2	Total
KEY PLACE 5: Town Square Precinct					
1	Excavation and demolition (inc lane)	3340	m2	\$ 70	\$ 233,800.00
2	Kerb and gutters	210	m	\$ 300	\$ 63,000.00
3	Public Domain Paving - Pedestrian	1450	m2	\$ 320	\$ 464,000.00
4	Public Domain Paving - Vehicle	500	m2	\$ 470	\$ 235,000.00
5	Stormwater and drainage	1	m2	\$ 120,000	\$ 120,000.00
6	Underground powerlines	4	item	\$ 90,000	\$ 360,000.00
7	Garden beds including planting	940	m2	\$ 120	\$ 112,800.00
8	Lawn	380	m2	\$ 60	\$ 22,800.00
9	Street Trees	36	item	\$ 2,200	\$ 79,200.00
10	Art Installations , heritage interpretation	1	item	\$ 80,000	\$ 80,000.00
11	Lighting and electrical	1	item	\$ 200,000	\$ 200,000.00
12	Street furniture	1	item	\$ 150,000	\$ 150,000.00
13	Signalised intersection upgrade	0	item	\$ -	\$ -
14	New road pavement where median removed	0	m2	\$ -	\$ -
15	Resheeting of road surface	780	m2	\$ 250	\$ 195,000.00
16	Signs and linemarking for roadway	1	item	\$ 5,000	\$ 5,000.00
17	Maintenance	1	item	\$ 24,000	\$ 24,000.00
18	Market Stalls	1	item	\$ 60,000	\$ 60,000.00
19	Matraville Arcade paving	190	m2	\$ 320	\$ 60,800.00
20	Community centre & underground carpark	1	item	\$ 3,000,000	\$ 3,000,000.00
Town Square Precinct					\$ 5,465,400.00
1	Construction contingency 12%			\$	655,848.00
2	Design Contingency 10%			\$	546,540.00
3	Fees 7%			\$	382,578.00
Contingency subtotal					\$ 1,584,966.00
KEY PLACE 5 Town Square Estimated Sub Total					\$ 7,050,366.00
KEY PLACE 5: Baird Avenue Park					
1	Excavation and demolition	1	item	\$ 25,000	\$ 25,000.00
2	Fencing and signage	140	m	\$ 250	\$ 35,000.00
3	Stormwater and drainage	1	item	\$ 40,000	\$ 40,000.00
4	Maintenance	1	item	\$ 24,000	\$ 24,000.00
5	Lighting and electrical	1	item	\$ 40,000	\$ 40,000.00
6	Nature Play	1	item	\$ 80,000	\$ 80,000.00
7	Play area and nature play surfacing	250	m2	\$ 120	\$ 30,000.00
8	Play equipment	1	item	\$ 200,000	\$ 200,000.00
9	Perimeter Garden beds including planting	460	m2	\$ 120	\$ 55,200.00
10	Shade structure	1	m	\$ 40,000	\$ 40,000.00
11	Trees	6	m	\$ 1,500	\$ 9,000.00
Baird Avenue Park subtotal					\$ 578,200.00
1	Construction contingency 12%			\$	69,384.00
2	Design Contingency 10%			\$	57,820.00
3	Fees 7%			\$	40,474.00
Contingency subtotal					\$ 167,678.00
KEY PLACE 5 BAIRD AVENUE PARK SUB TOTAL					\$ 745,878.00
1	Town Square			\$	7,050,366.00
2	Baird Avenue Park			\$	745,878.00
KEY PLACE 5 Baird Avenue Estimated End Costs excl. GST					\$ 7,796,244.00

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